



136-21 ROOSEVELT AVE.
FLUSHING, NY 11354

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EXECUTIVE SUMMARY

Politan Real Estate is pleased to present 136-21 Roosevelt Avenue, Flushing, NY 11354. The offering consists of a first floor retail space inside of a shopping center located right on Roosevelt Avenue, between Main Street and Union Street. The space is approximately 300 sq. ft, with the shopping center having 25 ft of frontage right on Roosevelt Avenue.

This is the heart of Flushing, the 3rd most foot trafficked location in all of New York City. The last stop of the 7 subway line, Flushing Main Street station, is less than a block away. It is the 13th most subway frequented stop out of the city's 400+ stops! Additionally, the Q12, Q13, Q15, Q17, Q20, Q27, Q28, Q44, Q48 and many other bus lines are all within a one block radius.

Downtown Flushing is a business district home to many national retailers and banks including Citibank, Chase, TD Bank, HSBC, Capital One, AT&T, Target, Duane Reade and more. This offering presents an opportunity to open a flagship retail store in one of the hottest neighborhoods in New York City.





PROPERTY OVERVIEW

Address	136-21 Roosevelt Ave., Flushing, NY 11354
Location	Downtown Flushing
Block & Lots	04980/0078
Use	Retail
Lot Dimensions	±25.00' by ±100.00'
Building Dimensions	±25.00' by ±100.00'
Space Sq. Ft	±300 Sq. Ft

Term	Negotiable
Taxes	None
CAM Charges	None
Utilities	10% of Electric Bill
Zoning District	C4-3
Year Built	1946
Transportation	7 Subway Line, LIRR, 10+ Bus Lines

BASE RENT/MO

\$6,500

For surveys, additional pictures and detailed financials, please contact the listing agent.



REAL ESTATE

LOCAL MAP

4136-21 ROOSEVELT AVE